

For Sale  
OIEO £155,000



Hot-Food Takeaway Premises with Living Accommodation Above

852 SQ FT (79 SQ M)

📍 278 CHORLEY OLD ROAD, BOLTON, BL1 4JE

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- Prominent take-away premises
- 2/3 bed residential accommodation at first floor (integral access)
- Situated fronting the busy Chorley Old Road (B6226)
- Located approximately 1.2 miles from Bolton Town Centre
- Popular mixed-use area close to Morrisons Supermarket
- Ideal owner occupier or investment property
- Freehold under Title Number LA358254
- May suit a range of uses - subject to planning permission
- Covered yard to rear
- Sold with Vacant Possession and existing equipment included in the sale
- Offers in Excess of £155,000 exclusive



## LOCATION

The property is prominently positioned fronting the busy B6226 Chorley Old Road, within a terrace of 7 mixed-use commercial premises, situated between Victoria Road and Rawson Road. The property is located approximately 1.2 miles to the north west of Bolton Town Centre, within a well regarded, mixed-use, predominantly residential area.

Nearby occupiers include a Bolton Hospice Charity Shop, a dental laboratory, barber shop and a Romanian foodstore. Morrisons Supermarket is located directly opposite.

The property is situated on a main public transport route, providing direct routes between Bolton, Chorley and Preston.

## DESCRIPTION

The property comprises a prominent two storey mixed-use takeaway and residential property. The building is of a traditional masonry construction, set beneath a pitched and slated roof covering.

Internally, the property is arranged over ground and first floors and consists of ground floor takeaway/commercial unit with customer serving counter, kitchen/preparation room and covered yard, providing for storage.

The first floor living accommodation is accessed internally and extends to provide for 2/3 bedroom accommodation and bathroom facilities. The accommodation is in need of refurbishment and re-fit.

## SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## TITLE/TENURE

The property is held Freehold under Title No: LA358254.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor - Takeaway Premises	41	437
First Floor - Residential Flat	39	415
<b>Total</b>	<b>79</b>	<b>852</b>

\*Plus covered yard to the rear extending to approximately 248 sq ft.

## SALE PRICE

Offers in the Region of £155,000.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £4,250, with effect from 1st April 2023.

The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £. 100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Bolton Metropolitan Borough Council).

## COUNCIL TAX

We understand the first floor flat to be assessed for Council Tax purposes as a 'Band A' property and is subject to a Council Tax charge of £1,427.38 for the full 2024/2025 financial year.

## USE

The property may suit a range of uses, subject to planning permission. The most recent use was for hot-food takeaway (Sui-Generis). Interested parties are to make their own enquiries direct with the Local Planning Authority (Bolton Metropolitan Borough Council).

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

## EPC

The property has a current Energy Efficiency Rating of D(84). The certificate is valid until 6th July 2026. A full copy of the Report is available upon request.

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**D**

84 **D**

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

**Daniel Westwell** | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

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**Important Notice :** Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.